Hello Neighbors, summer is waning and the night temperatures are falling. It was a beautiful summer in Crystal Springs Ranch, for which we all can be thankful. We are coming up on the rainy season (hopefully), so I would recommend that you check your gutters, get your roof inspected, and clear those yard drains. As many of you found out last year…getting a plumber or a roofer out during the rainy season is pretty tough.

On a serious note, the Board has been faced with many issues this year. I know many of you have contacted the Board pertaining to concerns on some properties throughout the community, specifically from an appearance standpoint. I would like everyone to know that the Board has taken appropriate actions to address these issues. However, a few residences within the community are not taking action on the requests from the Board. This has caused the Board to turn to our attorney, Paul Sherman, on many situations. This has taken some funding from our reserves. I have been on the Board for the last 3 years (2 as President) and we understand that every situation is different; however, if you receive a letter asking to take action and never contact the Board, we will need to continue to enforce the CC&Rs until resolution has taken place. Ignoring a letter is not the appropriate action. You can email me directly (brucepalombo@gmail.com).

I think you will agree that we all appreciate the low HOA fee that we have each year, but with the ongoing non-compliance of some home owners and the costs to rectify some of these situations, we may need to find other ways to fund the reserves of the community. In order to mitigate the cost to homeowners who value the appearance of the community, we have discussed with our attorney an option of imposing fines for violations. The Board has the ability to adopt a fine schedule and policy. We will be discussing the implementation of a fine schedule option at our next meeting on September 28th at 4:30. The meeting will be at Bergies restaurant.

Most of the letters that we have sent this year involve the following:

- Weeds on the parkway/DG area
- Un-kept lawns/landscaping
- Excess rubbish or trash
- Exterior appearance of your home (i.e. paint, trim, garage doors).
- GARBAGE CANS on the street for extended periods of time (yes…sad but true). On collection days, trash containers should only remain for a **minimum period** necessary in connection with collection activities and need to remain unseen from the street otherwise.
- **All construction that impacts the exterior of your home or exterior of your property will require HOA approval or review. This includes new garage doors**.

As many of you well know, the election for the HOA is right around the corner. We are currently one Board member short. Our community has done well using a self-governing

board these past 25 plus years; however, it is only possible with the help of volunteer Board members. Being a board member does not require a lot of time, once a month meetings and periodic discussions about situations that arise.

As stated previously, the Board's issues are minor and mainly relate to normal upkeep. Our Board has a simple goal, "Maintain the high quality lifestyle we enjoy and improve the value of all of our property." We are trying to continue to meet this on-going goal for our community, but some homeowners are blatantly disregarding the CC&Rs and the authority of your HOA Board (remember this is not a full time job). Your Board always tries to consider you as neighbors when we communicate with you and we expect the same in return.

We are able to continue to maintain low HOA fees due to the fact that the board is "self managed" by our volunteer Board rather than paying a professional HOA management firm. I will email you a self-nomination form if you are interested in running for a Board position.

In the spirit of transparency, all minutes of Board meetings will be emailed as well as posted on our website under "minutes." Please visit www.csrhoa.org

Remember that the CC&Rs are available for review on the website under documents. When in doubt, please read them: http://csrhoa.org/CCRs/

Bruce Palombo - On behalf of the Crystal Springs Ranch Board

(661) 803-5684

Brucepalombo@gmail.com